

Black Mountain Neighborhood Meeting

Question and Answer Summary

April 8th, 2020 3:00 PM – 4:00 PM

1. [Lon Luna](#) Just build it, but will the developer help initially with the expansion the elementary schools in the area? This pandemic is taking a toll on Cities, and States budgets.

Answer: Yes, the Developer has agreed to a Master Plan that will include extensive improvements.

2. [Paul Johnson](#) I suspect you will cover this but what is planned to be built on the old 9 (Founders) and over on the other 130 acres to the east of Greenway Rd? What is the status of the approval process through the COH? What restrictions have the COH put on the development(s)? What is the status of the Black Mountain Chapter 11 BK? Have impact studies been completed on the surrounding schools, streets and utility infrastructure systems?

Answer: 228 single family for sale detached lots on the Founders. 1,047 single family detached and attached for sale (including age restricted homesites) as described in the presentation that is currently on our website and Facebook. Planning Commission Hearing is set for May 18, 2020 (time and place to be determined).

The Bankruptcy Court has approved the Bankruptcy Plan. The company plans to exit Bankruptcy upon completion of a sale and payment in full of creditors.

Yes, studies have been completed and impacts addressed in the Development Agreement.

3. [Laurie Payne Geniec](#) Who is going to cut the overgrown grass that will become a huge fire hazard in a month or so?

Answer: The grass will be cut within the next ten days.

4. [Zaira Maze](#) Have you figured out the traffic issues that will come with this project?

Answer: Traffic studies have been submitted to the City of Henderson. The most recent study for the 1275 residential units was submitted on April 7, 2020. These studies address street widths, capacity, signalization, wait times and design.

5. [Shelly Berkowitz](#) This looks like a beautiful neighborhood expansion. I would reconsider the roundabout.

Answer: The roundabout is being discussed with the City of Henderson Staff.

6. [Katie Skow](#) I agree, no roundabouts

Answer: The roundabout is being discussed with the City of Henderson Staff.

7. [Barb Ver Planck](#) No round about!

Answer: The roundabout is being discussed with the City of Henderson Staff.

8. [Barrett Ver Planck](#) Ha ha ha 96 people watching. There were probably 200+ in attendance at the last meeting.

Answer: Thank you. During our presentation there were a total of 372 residents reached and of that number 231 residents engaged in the meeting itself. The peak attendance during the neighborhood meeting at one time was 96 residents.

9. [Barrett Ver Planck](#) This isn't fair to the people who don't have the means to be here to voice their opinions

Answer: Thank you.

10. [Katie Skow](#) Still way too many houses, unacceptable

Answer: Thank you.

11. [Gary Barlow](#) They should be showing Horizon and Pacific stop light at 8:30 am 2 months ago.

Answer: Thank you. This is considered in the Traffic Analysis.

12. [Paul Hunter](#) What about the ponds by horizon Dr?

Answer: The ponds will be eliminated.

13. [Barrett Ver Planck](#) Absolutely @gary barlow

Answer: Thank you.

14. [John DeSena](#) the President is also on now.

Answer: Thank you.

15. [Terese Donovan](#) These are all single-family houses not apartments or condos correct?

Answer: There are no apartments. Each home is for sale single family attached, detached or condo.

16. [Katie Skow](#) Why a roundabout? People here don't like and/or don't know how to use them properly.

Answer: The roundabout is being discussed with the City of Henderson Staff.

17. [Barb Ver Planck](#) Yes we should all be listening to the President, timing not good!!

Answer: Thank you.

18. [Paul Johnson](#) In the past there was a green space area proposed in the back of the houses along Country Club Dr that were adjacent to the golf course. Was that space eliminated? It appears as it was and now there is a street instead?

Answer: Regarding the homes along the south boundary of the Founders Village, generally along Country Club Drive, a landscape buffer of 20' minimum is planned between the existing property line and the privacy wall of the proposed homesite.

19. [John DeSena](#) Why take away the green space?

Answer: Regarding the homes along the south boundary of the Founders Village, generally along Country Club Drive, a landscape buffer of 20' minimum is planned between the existing property line and the privacy wall of the proposed homesite.

20. [Katie Skow](#) If you went through an extensive community outreach and you actually cared about what the community had to say you would not be building homes.

Answer: Thank you.

21. [Craig Mercadante](#) What size lots will be behind Country Club? Will they be at least 10,000 size lots?

Answer: Final mapping has not been completed. The lot sizes currently are minimum of 7,500 square feet with an average lot size of 9,000 square feet and the largest lot measures just over 13,000 square feet.

22. [John DeSena](#) Traffic gets bad during peak hours now. What will it be with all these new homes?

Answer: The Traffic Analysis will be reviewed by the City.

23. [Paul Johnson](#) is it possible to get a copy of planned improvements for the area directly north of Country Club Drive from Greenway to Blackridge?

Answer: A final site plan has not been developed since a home builder has not been selected. However, the Development Standards provide regulations on the development and the required improvements. A roadway network has been shown on page 78 of the Development Standards that is available on our website www.blackmountainnv.com.

24. [Paula Pride Harris](#) What types of homes are being proposed?

Answer: See page 5 of the Development Standards on our website www.blackmountainnv.com.

25. [Katie Skow](#) Where can we get a copy of this information?

Answer: www.blackmountainnv.com and www.cityofhenderson.com/community-development/special-projects/black-mountain-golf-and-country-club

26. [John DeSena](#) What type of income is the apartments

Answer: There are no apartments proposed within the project.

27. [Karen Sue Walker](#) Will this affect Traffic on E Fairway from off Pacific ??

Answer: Yes, however we do not believe traffic will be impacted in any significant manner. Additional entry points have been added to the proposed Founders Village that direct traffic into the newly developed areas. The access points to the existing homesites have been slightly modified to provide more exclusive access.

28. [Barrett Ver Planck](#) You know it will

Answer: Yes, however we do not believe traffic will be impacted in any significant manner. Additional entry points have been added to the proposed Founders Village that direct traffic into the newly developed areas. The access points to the existing homesites have been slightly modified to provide more exclusive access.

29. [Ashley Franks](#) Sir, we're all stressed, please breathe and relax. You're coming off sounding short and not in the best interest of those who live here already.

Answer: Thank you.

30. [Paul Johnson](#) if approved at the City Council level, when would you start construction? Which area would you start first?

Answer: This Master Planned Community is anticipated to have a 10 year build out. Construction would commence in 2nd quarter of 2021. The BLM land area will be the first to start construction.

31. [Zaira Maze](#) I live on Waterwheel Falls and we get the influx of traffic thru our neighborhood which will get worse when they add the strip mall in front of Fiesta

Answer: Thank you for your comment. It appears that the more logical access to the Fiesta Henderson development exiting the Founders Village would be northbound on Pacific Avenue, north east on Van Wagenen Street and then west on Lake Mead Parkway.

32. [Barb Ver Planck](#) Agreed Ashley

Answer: Thank you.

33. [Christina Duggins Donelson](#) Is there an average square footage for the homes being built in the Founders Village?

Answer: No builder has been selected yet.

34. [Paula Potter Stansberry](#) The proposal for the road change to the East end of Fairway at Greenway creates a pinch point to access our home with our RV and Boat we are not going to be able to make those turns

Answer: The road will be designed to City of Henderson standards, there will be no “pinch point.”

35. [Nicole Hall McDonald](#) How many townhouses or multi-dwellings?

Answer: A specific site layout will occur when a home builder is selected. The Development Standards include specific requirements for multi-dwelling units or other attached products. The BLM land area is limited to a total of 360 units of for sale multi-family product. Any development must conform to the unit limits set on page 19 of the Development Standards that is available on our website www.blackmountainnv.com.

360 units max of Condo

36. [Gary Barlow](#) Before the virus have you ever driven Horizon to Pacific between 8am and 9am?

Answer: Yes. Traffic volumes are addressed within the Traffic Analysis.

37. [Ashley Franks](#) They're saying single family homes is what I'm understanding.

Answer: Thank you.

38. [Soru Rodriguez](#) It's going to get crowded like California

Answer: Thank you.

39. [Nicole Hall McDonald](#) Will there be access onto Mona lane

Answer: There is no vehicular access from the BLM land to Mona Lane.

40. [James C. Anderson](#) The original plan called for 1100 units. City planners sent back saying to lower that number. Now you say you've come down from 1800 to 1275. As usual, your presentation in this matter to the public, the neighbors in particular, is so full of variables and generalities that it does not give one the feeling you are being truthful. The trust factor is "0". You do plan to put in townhouses/condos which are actually apartments, simply a matter of semantics.

Answer: The original plan was for 1800 units. The current plan is for 1275 single family for sale units.

41. [Barb Ver Planck](#) Agreed James and they will turn into rentals!!

Answer: Thank you.

42. [Barrett Ver Planck](#) Well said James!

Answer: Thank you.

43. [Jason Lundblad](#) What is the plan for the corridor's behind Country Club how are you going to have plants and truck access to the powerlines?

Answer: Regarding the homes along the south boundary of the Founders Village, generally along Country Club Drive, a landscape buffer of 20' minimum is planned between the existing property line and the privacy wall of the proposed homesite. Access to the powerlines will be maintained in accordance with the utility company requirements.

44. [Paula Potter Stansberry](#) are all these homes single level homes or multi-level?

Answer: It is expected that the project site will develop with a combination of both single story and two-story homes.

45. [Phyllis Marie Guarnieri](#) single family

Answer: Thank you.

46. [Karen Sue Walker](#) When will construction start and at which end of course if it goes

Answer: This Master Planned Community is anticipated to have a 10 year build out. Construction would commence in 2nd quarter of 2021. The BLM land area will be the first to start construction.

47. [Gary Barlow](#) Does it really matter what we think?

Answer: Yes. We are happy to answer any questions.

48. [Scott Deb Swenson](#) Where will roads be in the Founders Village?

Answer: A final site plan has not been developed since a home builder has not been selected. However, the Development Standards provide regulations on the development and the required improvements. A roadway network has been shown on page 78 of the Development Standards that is available on our website www.blackmountainnv.com.

49. [Terese Donovan](#) Townhouses?

Answer: Townhouses are single family for sale attached dwelling units.

50. [Phyllis Marie Guarnieri](#) no single-family homes

Answer: The development allows for single family attached and detached homes as well as condo housing.

51. [Paula Potter Stansberry](#) I understand Single Family are they Single level homes or 2 story houses?

Answer: It is expected that the project site will develop with a combination of both single story and two-story homes.

52. [Laurie Payne Geniec](#) What about the enormous amount of overgrown grass that will become a fire hazard in a short time, who is going to maintain this

Answer: The grass will be cut within the next ten days.

53. **Phyllis Marie Guarnieri** one story

Answer: It is expected that the project site will develop with a combination of both single story and two-story homes.

54. **Terese Donovan** Townhouses are single family homes just attached building.

Answer: Thank you.

55. **Kerri Goldbach Leonard** Missed most of presentation. What is next stage of decision?

Answer: The presentation can be viewed at our website www.blackmountainnv.com and Facebook www.facebook.com/pg/blackmountainnv.com. The Planning Commission will hear this project on May 18, 2020 (time and location to be determined).

56. **Shelly Berkowitz** Landscapers? City? What land are you referring to?

Answer: Approximately 200 acres formerly known as Black Mountain Golf and Country Club.

57. **Paula Pride Harris** Planning commission in May

Answer: May 18, 2020 (time and location to be determined).

58. **Christina Duggins Donelson** single level or two story homes? average square footage in the founders?

Answer: It is expected that the project site will develop with a combination of both single story and two-story homes.

59. **Laurie Payne Geniec** In the golf course itself, one match and its up in flames coming soon

Answer: The grass will be cut within the next ten days.

60. **Christina Duggins Donelson** how will builders be identified?

Answer: Once they purchase property from the Master Developer.

61. **Mike Frye** Is the city reviewing both fire and police coverage of the area?

Answer: Yes, mitigation for Police and Fire have been determined and the those requirements will be documented within the Development Agreement.

62. **Denell Butler Hahn** Are you going to have a neighborhood meeting so we can actually see the plan? And ask about density. You are still 8 to an acre or more on BLM piece.

Answer: Thank you.

63. **Ashley Franks** They don't know is what I'm understanding because a builder isn't even lined up yet

Answer: Thank you.

64. **Valerie LaPorta** We do need to have a public meeting

Answer: Planning Commission is May 18, 2020 (time and place to be determined).

65. **James C. Anderson** As I said, it's a matter of semantics

Answer: Thank you.

66. **Kerri Goldbach Leonard** tract homes, oversized sites similar to homes in country club

Answer: The lots in the Founders are similar in size to the existing lots.

67. **Jason Lundblad** 5 to 10 years bs

Answer: Thank you.

68. **Matt Watson** will there be only single-story homes on Founders or two stories also?

Answer: It is expected that the project site will develop with a combination of both single story and two-story homes.

69. **Sandra Gunter** So if I understand those in the Founders area will have a road in front and back of them.

Answer: A final site plan has not been developed since a home builder has not been selected. However, the Development Standards provide regulations on the development and the required improvements. A roadway network has been shown on page 78 of the Development Standards that is available on our website www.blackmountainnv.com. Additionally, several sections have been developed as shown on page 21 of the standards that correspond to the typical conditions expected in the development of the Founders Village.

70. **Scott Deb Swenson** Where are the roads in Founders Village?

Answer: A final site plan has not been developed since a home builder has not been selected. However, the Development Standards provide regulations on the development and the required improvements. A roadway network has been shown on page 78 of the Development Standards that is available on our website www.blackmountainnv.com.

71. **Kerri Goldbach Leonard** I am a Residential Appraiser, your planning can have a huge impact on marketability, negative or positive

Answer: Thank you.

72. **Paula Potter Stansberry** how is debris going to be handled during construction phase this is a windy area?

Answer: All construction will be handled in accordance with the City of Henderson and Clark County regulations.

73. **Denell Butler Hahn** So many on Founders will have them current road in front and another road running on the back. How is this fair to existing homes.

Answer: Thank you.

74. **Jason Lundblad** Check email

Answer: Jason Lundblad we checked our email and have no message from you. Please resend your question via email, on our website or on Facebook.

75. **Shelly Berkowitz** Do you have home builders lined up already? Can you release any names?

Answer: Home builders will be identified once they purchase property from the Master Developer.

76. **Ashley Franks** Mona Ln. is split by railroad tracks. One end on Horizon, one end on Greenway Rd. Now it is not connected, will this project merge the split Lane?

Answer: Mona Lane borders the BLM land area on the east side and heads north where the pavement ends at Boris Avenue. No improvements are planned to extend Mona Lane.

77. **Jason Lundblad** How will there be plants and power line access

Answer: Regarding the homes along the south boundary of the Founders Village, generally along Country Club Drive, a landscape buffer of 20' minimum is planned between the existing

property line and the privacy wall of the proposed homesite. Access to the powerlines will be maintained in accordance with the utility company requirements. Proposed landscape will meet utility company requirements to avoid conflicts with services. All landscape will be maintained by an HOA within the new development of the Founders Village.

78. **Zaira Maze** Townhomes and condos are going to bring down property values in that area. That is a big concern

Answer: Thank you.

79. **Paula Potter Stansberry** How will the construction of the road on the Founder affect the homes with block wall and pools.

Answer: A final site plan has not been developed since a home builder has not been selected. However, the Development Standards provide regulations on the development and the required improvements. A roadway network has been shown on page 78 of the Development Standards that is available on our website www.blackmountainnv.com. Additionally, several sections have been developed as shown on page 21 of the standards that correspond to the typical conditions expected in the development of the Founders Village.

80. **Denell Butler Hahn** What have you done about supposed encroachments. single-family residential” is what is being told to us. How and where did it change?

Answer: Encroachments will be dealt with individually between the homeowner and the Developer.

81. **Denell Butler Hahn** Why are your lots smaller than existing homes in Founders

Answer: Lot sizes are consistent with surrounding properties.

82. **Denell Butler Hahn** Are some of these villages that share driveway size roads shared by houses.

Answer: A final site plan has not been developed since a home builder has not been selected. However, the Development Standards provide regulations on the development and the required improvements. A roadway network has been shown on page 78 of the Development Standards that is available on our website www.blackmountainnv.com.

83. **Valerie LaPorta** Can you please tell us why the existing power poles are not being buried if this is a well-planned community is it money cost

Answer: Power poles will be maintained in place and access will be provided per the utility company requirements.

84. [Gary Barlow](#) How many more stop lights will be added for this project?

Answer: The Traffic Analysis has been submitted to the City of Henderson.

85. [Sandra Gunter](#) Anybody have an answer for the proposed road behind the Founders home currently there

Answer: A final site plan has not been developed since a home builder has not been selected. However, the Development Standards provide regulations on the development and the required improvements. A roadway network has been shown on page 78 of the Development Standards that is available on our website www.blackmountainnv.com.

86. [Jeff Zabriskie](#) Can you describe traffic flow on the roads connecting to Horizon Drive? Are left turns allowed when turning onto Horizon? Are there any plans for traffic lights?

Answer: Access points into the BLM property from Horizon Drive align with existing median breaks that allow for full turning movements (right-in, right-out, left-in, left-out). A Traffic Impact Analysis has been filed with the City of Henderson.

87. [Barrett Ver Planck](#) Yayyyyyy thank you!!!

Answer: Thank you.

88. [Ashley Franks](#) Is this project for the good of the Knights or the good of the community?

Answer: Thank you.

89. [Allison Skartvedt](#) Will there be any ponds for wildlife in plan?

Answer: No. The existing ponds are being removed at the request of the City of Henderson.

90. [Barrett Ver Planck](#) It will not be finally answered!

Answer: Thank you.

91. [Laurie Payne Geniec](#) I guess no one is maintaining the course until they build, so when the fire starts, I will sue for negligence. Unbelievable!

Answer: The grass will be cut within the next ten days.

92. [Lon Luna](#) I'm sold, love the plan. The area going to look a lot like the Cadence of Henderson.

Answer: Thank you.

93. [Candace Carlyon](#) There was a question about the status of the bankruptcy. The Bankruptcy court has approved the bankruptcy plan, the company plans to exit bankruptcy upon completion of a sale and payment in full of creditors.

Answer: Thank you.

94. [Gary Barlow](#) Will there be gated entries into the projects when finished?

Answer: Gates have not been determined at this time.

95. [Ashley Franks](#) "single-family residential" is what is being told to us. How and where did it change?

Answer: Single family residential has been the request from the beginning.

96. [James C. Anderson](#) Can you tell me why the EPA study that was done and submitted only went down 6 inches when comparable golf courses that are as old as this one were required to go from 2 to 4 feet down due to 50 years of DDT, fungicides and herbicides application contaminating the soil?

Answer: A phase one and phase two environmental studies have been prepared and filed with the City of Henderson. We are currently researching more specific information to this question and will provide a response when that information is available.

97. [Denell Butler Hahn](#) No.

Answer: Thank you.

98. [Katie Skow](#) There was another golf course/neighborhood across the valley that did not maintain the golf course, the residents sued, and their county deemed that they were required to maintain it until they built there!

Answer: Thank you.

99. [Denell Butler Hahn](#) [Candace Carlyon](#) you should identify yourself as their bankruptcy attorney.

Answer: Thank you.

100. [Laurie Payne Geniec](#) Thanks. I don't see anyone keeping the fire hazards down, YET!!

Answer: The grass will be cut within the next ten days.

101. [Candace Carlyon](#) Sorry-this is Candace Carlyon and my firm represents Black Mountain in the bankruptcy.

Answer: Thank you.

102. [Paula Potter Stansberry](#) so that is a Yes that there can and will be 2 story homes if the builder decides so?

Answer: Yes. It is expected that the project site will develop with a combination of both single story and two-story homes.

103. [Katie Skow](#) Yes

Answer: Thank you.

104. [Mike Whitehead](#) I wasn't able to get till now. Will this be pinned on line so we can review it?

Answer: Yes, this presentation is available on www.blackmountainnv.com.

105. [Sandra Gunter](#) So if a builder buys the Founders area, are they going to keep your development plans?

Answer: Yes. The Development Standards include requirements that the developer of the Founders Village must adhere to.

106. [Paula Potter Stansberry](#) So much for just buying a home with a view

Answer: Thank you.

107. [Katie Skow](#) Yes, once this is no longer live you can go back and watch

Answer: Yes, this presentation is available on www.blackmountainnv.com.

108. [Mike Whitehead](#) Thank you

Answer: Thank you.

109. [Corky Wilson](#) How many children result from 1275 homes?

Answer: Utilizing the March 23, 2020 CCSD “multipliers for new students,” the following chart shows the numbers of students projected to be generated over the life of the project.

School Year	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031
K-5	23	23	23	23	22	14	14	14	12
6-8	13	13	13	12	11	7	7	7	6
9-12	18	18	18	18	14	9	9	9	7

110. [Paula Potter Stansberry](#) This is still too many homes being built for the area

Answer: Thank you.

EMAILED QUESTIONS

111. [Chris King](#) Will you be building private walls/fences for us- again thinking safety and privacy – again there is a proposed road behind us

What can be done to have this looked at different? There are very few of us impacted so feel that there should be something done

Why are planning to put a road directly behind all of us that that are on the golf course. Not saying it’s ok but at least if you were going to put the homes with their backyards up to our backyards and the streets in front of them but why grid extra roads and both devalue and impact our way of life?

Why is the Golf course not being maintained?

Let’s start with we had issue that your last day and time was not ok. And yet you do this at an earlier time and using tech which many of our homeowners do not have. Why are we picking these times and forums?

Why do the properties not match the neighborhood - with townhomes and smaller lots?

You speak of many amenities parks etc. but those are only for the gated community? So what is the benefit of that to any of us?

Will you give existing people here first rights if we want to buy land/house especially adjacent to our homes

Will there be two story available on Founders side as most homes there are not so it would be a direct blocking of our homes to the views we have had like the strip and old Vegas

Will you be building private walls/fences for all of us existing homeowners?

Answer: A final site plan has not been developed since a home builder has not been selected. However, the Development Standards provide regulations on the development and the required improvements. A roadway network has been shown on page 78 of the Development Standards that is available on our website www.blackmountainnv.com. Additionally, several sections have been developed as shown on page 21 of the standards that correspond to the typical conditions expected in the development of the Founders Village.

Regarding the homes along the south boundary of the Founders Village, generally along Country Club Drive, a landscape buffer of 20' minimum is planned between the existing property line and the privacy wall of the proposed homesite. Access to the powerlines will be maintained in accordance with the utility company requirements. Proposed landscape will meet utility company requirements to avoid conflicts with services. All landscape will be maintained by an HOA within the new development of the Founders Village. The minimum distance between an existing home on Country Club and a proposed home within the Founders Village will be approximately 80'. Construction of privacy walls is not anticipated for existing homeowners.

Regarding the question on single story homes; It is expected that the project site will develop with a combination of both single story and two-story homes.

Regarding the question on maintenance; the golf course is expected to be mowed in the next ten days.

112. **Karen Gallock** I Live at 161 E Fairway Rd. Just wanted to know if you will be doing new landscape on our Street to Pacific.?? I'm 2 doors West of Blackridge.

Answer: The limits of the proposed project improvements would end at the west project boundary which generally aligns with the eastern edge of the existing homes that rear the Founders Village from Blackridge Road.

113. **Johana Pedro** regarding the park which will be accessible to the public for the picnic areas/bbq area/ group picnic will there be any reservation fees put upon them or will it be first come first serve? if fees are applied who will benefit from the money? city? private company?

Answer: The park areas will be managed by one or multiple HOA's. The policies for public use at the park will be managed by the HOA which will be formed at a later date.

114. **Doug Balderson** 1. Currently there is a giant weed patch in what were fairways. What will happen when the weeds turn to kindling? If someone were to go by on Greenway and

toss a cigarette, the fairways would go up in flames, like little California. There is no immediate access to the Founder's fairways, as they are locked at access points. What are we as homeowners to do? I thought it was the developer's responsibility to maintain the property. Now the trees that remain have been let go to die as well. What a site we have!!!!

Answer: The grass will be cut within the next ten days

2. What is to stop the developer, once the zone change is made to planned community AND single-family community, to request another zone change to multi story apartment zoning?

Answer: Thank you.